

ADMINISTRATION DEPARTMENT

MEMORANDUM CRA

DATE: May 20, 1999

TO: Harry Venis, Mayor
Jim Bush, Vice Mayor
Kathy Cox, Councilmember
Judy Paul, Councilmember
Richard Weiner, Councilmember

THRU: Robert Rawls, Interim Town Administrator

VIA: Will Allen, Programs Administrator

BY: Glenn Irwin, AICP, Redevelopment Administrator

RE: Ratification of Commercial Loan Subsidy Program assistance

54 Inc. has requested assistance from the CRA under its Commercial Loan Subsidy Program. The applicant has requested that the CRA assist this firm in providing a loan interest buy down of five percentage points for one hundred thousand dollars for the construction of a mixed use two story building located at 5397 Orange Drive. New construction is permitted for funding assistance under the Program guidelines.

The project consists of approximately thirty five hundred square feet of office on the ground floor and three residential units on the second floor. The total of one hundred thousand dollars of loan assistance actually equates to \$11,693.90 of program assistance considering net present value. The CRA Board approved this request.

The project has been completed and a certificate of occupancy has been granted. American National Bank has agreed to finance the project. The funds would be provided to American National Bank and drawdown by 54, Inc. The project is expected to provide over four hundred thousand dollars of investment (excluding land costs) in the redevelopment area.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, RATIFYING THE DAVIE COMMUNITY REDEVELOPMENT AGENCY'S APPROVAL OF COMMERCIAL LOAN SUBSIDY PROGRAM ASSISTANCE TO 54 INC. FOR A REDEVELOPMENT PROJECT

WHEREAS, the Davie Community Redevelopment Agency (CRA) has been implementing its Commercial Loan Subsidy Program for the past three years; and

WHEREAS, the intent of the Program is to provide low interest financing for businesses wishing to improve property through renovation, expansion or new construction in the redevelopment area; and

WHEREAS, the CRA has approved Program assistance towards the new construction of a two story mixed use development to be located at 5397 Orange Drive owned by 54 Inc.; and

WHEREAS, in terms of actual program cost, the CRA approval of loan subsidy assistance will cost up to \$11,693.90 of Program funds to reduce interest payment by five percentage points on the project for a period of five years; and

WHEREAS, this estimated expansion and construction project will provide over four hundred thousand dollars of investment in the redevelopment area; and

WHEREAS, this project will increase the taxable value of property in the redevelopment area which will be captured by the CRA tax increment financing method.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie ratifies the CRA's approval of Commercial Loan Subsidy Program assistance to 54 Inc. for its redevelopment project.

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 1999.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 1999.